Immobiliare Liguria
Via Genova, 80 - 17031 Albenga (SV)
+390182554730

Villa for sale in Garlenda
€ 510.000
Ref. 1022



230 sq.m. | : 3 | : 4 | : 7

Exclusive Villa in Garlenda, Western Ligurian Riviera, near the Golf Club. Elegance, Privacy, and Versatility.
Situated in a location that combines maximum tranquility with proximity to the area's most exclusive amenities, we offer for sale a magnificent detached villa of approximately 230 square meters.
The property stands out for its unique style, a clever blend of the warmth of rustic Ligurian style and the timeless charm of an English cottage, surrounded by a meticulously maintained flat garden.

Layout: The villa is arranged on two levels, internally connected but with independent entrances. This layout makes the property extremely versatile: perfect as a single large luxury residence, ideal for two families (semi-detached), or strategically positioned to be transformed into a charming B&B.
The Upper Floor (Welcoming and Panoramic): The main entrance comprises a charming living room/study with exposed wooden beams, which leads to the panoramic terrace, an ideal spot for admiring the view of the valley. The sleeping area offers three spacious bedrooms, including the master bedroom with an en suite bathroom, as well as a second bathroom with a window. The Lower Floor (Conviviality and Sophistication): Descending to the lower floor via a comfortable internal staircase, we are greeted by high-quality finishes, with elegant parquet floors that warm the space. Here, a large living room with a wood-burning fireplace unfolds, along with a dedicated dining area, a kitchenette, a bathroom, and an additional room that could be used as a bedroom. The best feature? Every room on this floor has direct access to the

outdoor park. The attic space serves as a storage room.

The Exterior: A Green Paradise: The villa is surrounded by a wonderful, flat garden of approximately 1,000 square meters. The property includes:
A storage room with a pergola and wood-burning oven, the heart of summer dinners and outdoor parties. A functional woodshed, easily convertible into an additional relaxation area or covered outdoor dining area. Ample parking for multiple cars.

Technical Features: The property is equipped with LPG heating with independent systems for each floor, allowing for autonomous and optimized management of consumption.

Location and Strategic Distances: Garlenda is the perfect destination for those seeking a dynamic yet private lifestyle. The villa is within easy reach of:
Garlenda Golf Club: 2 minutes (A short walk from Liguria's most famous greens). Riding stables: 3 minutes (Ideal for horseback riding enthusiasts). Villanova d'Albenga Airport: 5 minutes. Albenga Town Center and Seaside: 10 minutes (To enjoy the historic center and beaches). Alassio: 15 minutes (Via Aurelia Bis, for shopping and the "nightlife" of the Muretto). Main airports of Nice and Genoa: approximately 90 km.

A housing solution of rare beauty, ready to live in or rent out.
for information and details

Liguria Real Estate Agency

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Certification

: B	**EPglnr**: 69.88 kwh/□

Features

Codice: 1022	Motivazione: Sale
Categoria: Villa	Indirizzo: Regione Bauso
Comune: Garlenda	Totale_mq: 230 sq.m.
camere: 4	bagni: 3
Locali: 7	Terrace
Fireplace	Parquet

Nearby

Spa	Football Fields
Tennis Courts	Bike Lanes
Public Transport	Kindergarten
Elementary Schools	Schools
Cafe	Post Offices
Shopping Centers	Municipal Offices

















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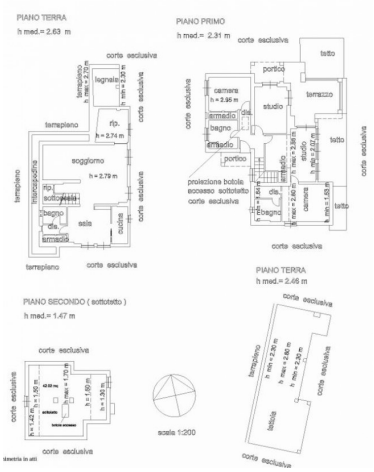












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